

**ANNUAL MEETING OF THE  
WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.  
(CYPRESS ISLES)**

**May 21, 2024 5:31 p.m.**

The Annual Homeowner Meeting with Election of Directors was scheduled for Cypress Isles Homeowners Association, Inc. The purpose of the annual meeting was to elect directors. However, only 18 of the required 47 homeowners were represented in person (7) or by proxy (11). This would have been the first annual meeting since 2008 but a quorum was not met.

Terina Stevens

Association Manager for Cypress Isles

**WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.  
(CYPRESS ISLES)**

**Board of Directors Meeting**

**MINUTES**

Location: WLCA Community Center, 453 Mark Twain Blvd., Orlando, FL

**May 21, 2024**

DIRECTORS PRESENT

Harold Engold , President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Christine Dones, Director at Large

Treasurer Myron Davis was absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners Gail and George Strachan and Frank Gallagher.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:34 p.m.
  - Proof of Notice—Notice of the meeting was posted in the community as required by Florida Statutes and the Association’s governing documents
  - Certification of Quorum -- Five of the six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Dennis Horazak moved to adopt the agenda and the motion was seconded. Terina Stevens added Collections under New Business and the amended agenda was approved 5:0.
  2. **Approval of Previous Meeting Minutes**— Bob Conner moved to approve the minutes of the March 19, 2024 meeting. The motion was seconded and passed 5:0.
  3. **Designation of Officers and Committees** – The Annual Meeting was not held due to lack of a quorum, so the current Board remains. Harold Engold moved to retain the current officers and committee members. The motion was seconded and approved 5:0.

The 2024 Board of Director positions are: President Harold Engold, Vice-president Bob Conner, Secretary Dennis Horazak, Treasurer Myron Davis, and Directors-at-Large Cookie Symons and Christina Dones.

Committee appointments are  
Cookie Symons and Harold Engold, Architectural Review Committee;  
Cookie Symons, Ground Maintenance Committee;  
Christina Dones, New Owner Welcome Committee;  
Sandy Horazak and Cookie Symons, Neighborhood Watch;  
Sandy Horazak, Newsletter; and  
Dennis Horazak, Website.

4. **Architectural Review Committee** -- Harold Engold presented the ARC report, including applications for planting Seagrapes at 713 Spring Island Way; house painting at 609 Spring Island Way, 712 Cedarwood Court, and 825 Spring Island Way; fence replacement at 825 Spring Island Way; and roof replacements at 812 Spring Island Way and 731 Divine Circle. These applications were approved and forwarded to the WLCA ARC.

Terina Stevens conducted neighborhood inspections in March and April and will continue monthly inspections unless directed otherwise by WLCA.

5. **Grounds Maintenance**

Mulch Installation – Harold Engold thanked Frank Gallagher, Cookie and Scott Symons, Christina and Sonny Dones for buying, hauling, and spreading all the mulch onto all the entrances. As a result of this volunteer effort, the total cost for both entrances was \$749.25, considerably less than an approximately \$2,000 landscaper’s estimate.

- A. **Mulch Funding from Reserves - Landscaping**

Since none of the 2024 budget accounts are appropriate for purchasing mulch, Dennis Horazak motioned to fund the \$749.25 mulch purchase from Reserves – Landscaping. The motion was seconded and approved 5:0. Future budgets will include a line item for mulch.

- B. **Pressure Washing Funding from Reserves**

Since none of the 2024 budget accounts are appropriate for pressure washing, Dennis Horazak motioned to fund the \$400 for Xtreme H2O Solutions to power wash the sidewalks and curbs at both entrances from Reserves – Landscaping. The motion was seconded and approved 5:0. Future budgets will include a line item for pressure washing.

- C. **Pressure Washing Entrance Walls**

Harold Engold noted that the entrance walls need to be pressure washed, which would be an unbudgeted expense. Frank Gallagher suggested spraying with Wet & Forget as an inexpensive solution to the problem and volunteered to try it on the worst of the walls.

6. **Neighborhood Watch** – Dennis Horazak reported no criminal or suspicious activity occurred in the neighborhood since the last meeting.
7. **Newsletter** - Dennis Horazak reported the copy deadline for the next newsletter will be August 1<sup>st</sup>.
8. **New Owner Welcome Committee** -- Christina Dones plans to deliver welcome baskets to three new owners when they move in.
9. **Management Report**— Terina Stevens reported the following items.
  - A. **Account 302057 Aged Balance Resolution** – This account has been paid in full.
  - B. **Trip and Fall Lawsuit** -- This case was settled for \$30,000 from the Association’s insurance and an undisclosed amount from Orange County. In our attorney’s opinion, even though the Association had no duty to maintain the subject sidewalk, \$30,000 is a very small amount in today’s legal economy and removed the risk that a judge or an eventual jury might grant a larger amount.

